



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

February 2, 2004

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 01-064-(1)
CONDITIONAL USE PERMIT CASE NO. 01-064-(1)
PETITIONER: EQUILON ENTERPRISES, LLC
WHITTIER ZONED DISTRICT
FIRST SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Negative Declaration for Zone Change Case No. 01-064-(1), and Conditional Use Permit No. 01-064-(1), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, find that the project is de minimus in its effect on fish and wildlife resources and adopt the Negative Declaration.
2. Instruct County Counsel to prepare an ordinance to change zones within the Whittier Zoned District as recommended by the Regional Planning Commission (Zone Change Case No. 01-064-(1)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 01-064-(1).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Update the zoning on the subject property to allow the property owner to develop a self-serve automated carwash and establish development standards that ensure future

**Honorable Board of Supervisors
Zone Change/
Conditional Use Permit Case No. 01-064-(1)**

Page 2 of 3

development on the subject property will be compatible with the goals and policies of the Countywide General Plan.

Implementation of Strategic Plan Goals

This zone change promotes the County's Strategic Plan goal of Service Excellence. The zone change will allow development of a carwash service and provide a public convenience for the patrons of the gas station and the local community. The project components (zone change and conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

Adoption of the proposed zone change and approval of the conditional use permit should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 01-064-(1) on November 19, 2001, January 9, 2002, April 3, 2002, and July 16, 2003. The two zoning requests before the Commission were: 1) a zone change from the existing C-2-BE (Neighborhood Business, Billboard Exclusion) zoning to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) zoning on 0.44 acres, and 2) a conditional use permit to authorize the construction, operation and maintenance of a self-serve automated carwash. The Regional Planning Commission voted (5-0) to recommend approval of the requested zone change and to approve the conditional use permit at its October 22, 2003 meeting.

Pursuant to subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit is deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65355 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study concluded that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project.

Based on the Negative Declaration, adoption of the proposed zone change and approval of the conditional use permit will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES OR (OR PROJECTS)

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning



Frank Meneses, Acting Administrator
Current Planning Division

Attachments: Commission Resolutions, Findings & Conditions, Staff Report & Attachments

C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

FM:KC:PH



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

October 27, 2003

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ahmad Ghaderi
A&S Engineering
207 W. Alameda Ave., #203
Burbank, CA 91502

RE: ZONE CHANGE AND CONDITIONAL USE PERMIT CASE NO. 01-064-(1)
11347 E. Washington Blvd., Whittier

Dear Applicant:

PLEASE NOTE: This document contains the Regional Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced Conditional Use Permit as well as their recommendation for **APPROVAL** to the Board of Supervisors of the related zone change.

Your attention is called to condition number 3 of the Conditional Use Permit which states that this grant shall not become effective until the Board of Supervisors has adopted the zone change submitted concurrently with this application.

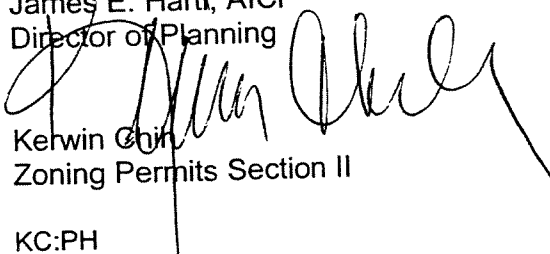
Pursuant to Section 22.60.230, subsection B.2, when the Regional Planning Commission makes a recommendation on a legislative action concurrently with approval of a nonlegislative land use application, the Board of Supervisors shall call the nonlegislative application up for concurrent review. Please be advised that this may result in modification of the findings and/or conditions attached hereto.

Payment of fees required by the conditions of approval will not be accepted until the Board of Supervisors has approved the zone change.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning


Kerwin Chin
Zoning Permits Section II

KC:PH

Enclosures: Findings and Conditions
c: Board of Supervisors, Department of Public Works (Building and Safety), Department of Public Works (Subdivision Mapping), Zoning Enforcement

ZONE CHANGE/CONDITIONAL USE PERMIT CASE NO. 01-064-(1)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**REGIONAL PLANNING COMMISSION HEARING DATES: NOVEMBER 19, 2001,
JANUARY 9, 2002, APRIL 3, 2002, AND JULY 16, 2003**

SYNOPSIS:

The applicant, Equilon Enterprises, has requested a Conditional Use Permit to authorize the construction, operation, and maintenance of a self-serve automated carwash on a 0.44-acre parcel located at 11347 E. Washington Blvd., Whittier, in the Whittier Zoned District. The subject property is currently developed with a gas station and food mart.

The applicant is concurrently requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The proposed Development Program designation requires a conditional use permit for the proposed use of the subject property.

PROCEEDINGS BEFORE THE COMMISSION

November 19, 2001 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission. Commissioners Pederson, Valadez, Bellamy and Rew were present; Commissioner Helsley was absent. No one was present to testify either in favor of, or in opposition to, the proposal. There were questions from the Commissioners with regards to the signage for the car wash, the use of the additional parking area to meet the landscaping requirements for the C-3 zone, and the existence of other car washes nearby. The public hearing was continued to January 9, 2002, to provide the applicant adequate time to respond to the Commissioners' questions and to ensure proper noticing of the public hearing.

January 9, 2002 Public Hearing

A continued public hearing was held before the Regional Planning Commission. All Commissioners were present. The applicant's agent testified in favor of the proposal. The Commissioners requested that the applicant submit a noise study to show that the noise of the car wash will be at an ambient level, and that the applicant meet with the community concerning the residents' issues. The public hearing was continued to April 3, 2002, to allow the applicant time to respond to the Commissioners' requests.

April 3, 2002 Public Hearing

A continued public hearing was held before the Regional Planning Commission. All Commissioners were present. No one was present to testify.

being no testimony, the Commission closed the public hearing and indicated its intent to approve the conditional use permit, subject to review and approval of landscaping plans and a noise study to be submitted by the applicant.

October 23, 2002

The case was scheduled for discussion and possible action by the Regional Planning Commission. The case was referred to the Commission by the Hearing Officer on August 20, 2002 after the Hearing Officer considered a recommendation to deny the application for failure to submit the required noise study and landscaping plans.

Commissioners Pederson, Valadez, Bellamy and Helsley were present. Staff recommended that the case be denied pursuant to Section 22.56.090.B of the County Code due to the applicant's failure to provide information necessary to substantiate the findings set forth in Section 22.56.090.A of the County Code.

After deliberation, the Regional Planning Commission expressed its intent to **DENY** the conditional use permit by a vote of 4-0, and instructed staff to prepare findings for denial.

December 4, 2002

The case was scheduled for final action by the Regional Planning Commission. All the commissioners were present. Staff recommended that the case be continued but taken off the agenda calendar because the applicant had contacted staff and requested the opportunity to provide the required information as requested.

The Regional Planning Commission took the case off calendar for the applicant to submit the required information for review.

July 16, 2003 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission. Commissioners Helsley, Bellamy, Modugno, and Valadez were present; Commissioner Rew was absent. The applicant testified in favor of the project.

The Commission requested that the applicant extend the proposed noise wall to prevent excess moisture from blowing out of the carwash.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and instructed staff to prepare the final environmental documentation and findings and conditions for approval.

Findings

1. The applicant, Equilon Enterprises, is requesting a conditional use permit to add a self-serve automated carwash to an existing gas station and food mart, pursuant to Sections 22.28.180 and 22.40.040 of the Los Angeles County Code. The applicant is concurrently requesting a zone change from C-2-BE to C-3-BE-DP to accommodate the proposed use, which is prohibited in the C-2-BE zone.
2. The subject property is located at 11347 E. Washington Blvd., Whittier, in the Whittier Downs zoned district.
3. The subject property is 0.44 acre in size, with level topography in a highly urbanized area. Access to the parcel is from Broadway Ave. and Washington

Blvd.

4. The subject property is currently zoned C-2-BE. Concurrent with this approval, however, the Commission is recommending that the Board of Supervisors approve Zone Change Case No. 01-064. If approved by the Board of Supervisors, the subject property will be zoned C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). Approval of this permit will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.
5. Surrounding zoning consists of R-1 (Single Family Residential) to the north, City of Santa Fe Springs to the south, C-2-BE (Neighborhood Business, Billboard Exclusion) and R-3 (Limited Multiple Residential) to the west, and C-2-BE to the east.
6. The subject property is currently developed with an automobile gas station and food mart.
7. Surrounding land uses consist of single family residences to the north, restaurants, retail stores, and parking to the south, a restaurant and parking to the east, and fast food restaurant to the west.
8. There are two previous zoning cases on the subject property. Zone Exception Case No. 6630 was approved March 12, 1963 to allow automobile repair as a permitted use in the C-2 Zone. The property is not currently being used for automobile repair.

Plot Plan No. 33412 has been approved for the following:

- September 1, 1984 for the automobile gas station with an 800 sq. ft. food mart with two parking spaces, including one handicapped space and 1,950 sq. ft. of landscaping. The food mart is permitted to sell prepackaged food only. No food preparation or consumption is allowed on the premises;
 - May 14, 1985 for the remodeling of the gas station with an 800 sq. ft. food mart with four parking spaces, including one handicapped space and 2,065 sq. ft. of landscaping;
 - August 21, 1986 for the addition of a three-sided price sign to an existing freestanding sign; and
 - October 30, 1986 for another gasoline price sign.
9. The subject property is designated as "C" (Major Commercial) in the Countywide General Plan. Typical land use patterns in this classification include central business districts, regional office complexes, and a range of mixed commercial and service activities. The proposed expansion of the gas station to include a car wash is consistent with the Major Commercial category.

10. The site plan, marked Exhibit "A" (page 1 of 3) depicts a 19,185 square foot parcel of land developed with an 800 square foot food mart. The site plan shows the location of the auto fueling islands and underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24 ft. by 47 ft. canopy. The proposed 18 ft. by 42 ft. tunnel-structured carwash is depicted on the northern boundary of the lot. The site plan also depicts eight (8) standard parking spaces, one of which is accessible to disabled persons, and existing driveways accessed by Washington Blvd. or Broadway. Staff noticed some inaccuracies in the site plan after a visit to the site. There is a small accessory building located behind the food mart that is currently used for storage. The building will be demolished to allow for development of the carwash. In addition, the parking space designated for disabled persons is not adjacent to the food mart, as shown on the site plan, but is located perpendicular to the eastern property line.
11. The applicant has submitted elevations, marked Exhibit "A" (page 2 of 3), that depict the proposed car wash from the north, south, and west. The north elevation depicts the car wash entrance. The south elevation depicts the car wash exit. The west elevation depicts the length of the car wash building as 44 feet long. Signs are depicted on the north, south, and west elevations. The building height of the structure is shown as 14 feet above finished grade.
12. The applicant has submitted floor plans of the proposed car wash and the existing food mart, marked Exhibit "A" (pages 2 and 3 of 3). The floor plan of the proposed car wash depicts the area of the car wash as 17 ft. wide by 42 ft. long, for a total area of 714 square feet. The floor plan of the existing food mart depicts the location of the fast food counter, the walk-in cooler, storage, restroom, shelves, and cashier area.
13. The project will comply with the development standards of the proposed C-3 zone and the requirements of the -BE and -DP zones, as set forth in Sections 22.28.220 and 22.40.110 and Chapter 22.40, Part 2, of the Los Angeles County Code.
14. Section 22.28.220A of the County Code requires that not more than 90 percent of the net area be occupied by buildings, and that a minimum of 10 percent of the net area be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The applicant's site plan depicts approximately 14 percent of the subject property occupied by the food mart, the canopy (which covers the gas pump islands) and the proposed car wash and over 10 percent of the property landscaped. The applicant's site plan is not in compliance with the lot coverage and landscaping requirements for the proposed use.
15. Pursuant to Section 22.28.220 of the County Code, parking facilities for the gas station, mini-mart and automatic car wash must be provided as required by Part 11 of Chapter 22.52. Section 22.52.1005B of Part 11 provides that in the case of mixed uses, the total number of parking spaces required shall be the sum of the

requirements for the various uses computed separately. Section 22.52.1100 requires one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure used for commercial purposes, and Section 22.52.1110.A.2 requires at least one automobile parking space for each 250 square feet for an eating establishment selling food for off-site consumption with no seating or other areas for on-site eating. The total square footage of the floor area for the automatic car wash and minimart/gas station building with fast food (take-out only) is 1,640 square feet, which requires seven parking spaces.

The American with Disabilities Act requires one space for each 25 parking spaces to be accessible to disabled persons, and one such space to be van-accessible. In addition, pursuant to Section 22.52.1084 of the County code, the applicant shall provide and maintain one on-site Type A loading space where the Director deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways.

The applicant's site plan depicts eight standard parking spaces on the subject property with one space designated for the disabled, thus exceeding the applicable parking requirements.

16. Pursuant to Section 22.28.220.C and D of the County Code, all display shall be located entirely within an enclosed building, with certain exceptions, unless otherwise authorized by a temporary use permit, and outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use. The applicant is not proposing outside display or storage as part of this request.
17. Pursuant to Section 22.40.1010, outdoor advertising signs are not permitted on property located in a -BE zone. No outdoor advertising signs are proposed by the applicant.
18. Pursuant to Section 22.52.870, business signs are permitted in the C-3 zone, subject to the restrictions outlined in Section 22.52.880 – 22.52.920. No new business signs are proposed by the applicant at this time. Any new signs will be subject to the signage provisions of the County Code.
19. The applicant is required to submit a development program, consisting of a plot plan and a progress schedule, in accordance with 22.40.050 of the County Code. The applicant has provided a plot plan depicting all required features of the proposed development on the property, but a progress schedule has not been submitted. As a condition of this grant, the applicant will be required to submit a progress schedule including all phases of development and indicating the sequence and time period within which the improvements described will be made.
20. The hours of operation for the proposed automatic car wash will be 6 a.m. – 8

p.m., Mondays thru Fridays, and 8 a.m. – 8 p.m., Saturdays and Sundays.

21. The Commission received evidence about potential noise impacts on neighboring residential properties from the operation of the proposed automatic car wash on the subject property. One letter and a petition with twenty-nine signatures in opposition to this request were received. The letter and petition are from neighboring property owners who are in opposition to the project because it is adjacent to residential uses and because of the potential noise and traffic impacts from the use of the carwash.
22. A noise study submitted by the applicant demonstrated that with proposed conditions, the noise produced by the carwash will be at an ambient level.
23. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the project is *de minimus* in its effect on fish and wildlife resources.
24. The applicant agreed to the placement of a four ft. tall block wall with wrought iron fencing along the northeastern property line where the property adjoins the alley and neighboring single-family residences. The applicant also agreed to plant trees to line the block wall in a decorative manner to further shield the single-family residences from any noise from the car wash.
25. The Commission finds that with the proposed changes, the proposed car wash will be sufficiently buffered from adjacent uses. Compliance with the conditions of approval and with the development program for the subject property will further ensure the project's compatibility with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program will provide necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit, as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the Negative Declaration together with any comments received during the public review process, the Commission finds on the basis on the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 01-064-(1) is APPROVED, subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 01-064-(1).

VOTE: 5-0-0-0

Concurring: Commissioners Helsley, Bellamy, Modugno, Rew, Valadez

Dissenting: None

Abstaining: None

Absent: None

Action Date: October 22, 2003

KC:PH
10-23-03

1. This grant authorizes the use of the subject property for a self-serve automated car wash in conjunction with an existing automobile gas station and mini-mart, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 25. Further, this grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change 01-064-(1), and the ordinance effecting the change of zone is effective.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate October 22, 2013.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at the time.
10. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan in file. The fund provides for **10 annual inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially

responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject facility shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
17. Provision shall be made for all natural drainage to the satisfaction of the Department of Public Works.

18. The permittee shall comply with all recommended conditions and requirements contained in the attached Los Angeles County Department of Public Works letter dated November 1, 2001, except as otherwise required by said department.
19. The subject property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plot plans must be accompanied by the written authorization of the property owner.
20. All existing and proposed signs on the subject property shall be developed in accordance with Part 10 of Chapter 22.52 of the County Code. Prior to installation of any signs not shown on the approved Exhibit "A", the permittee shall submit three copies of the proposed sign elevations to the Director for review and approval.
21. Project grading and construction and appurtenant activities, including engine warmup, shall be limited to those hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. No Sunday or Holiday construction activity is permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby schools and residences. The use of vibration equipment should not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings.
22. The permittee shall submit a storm water quality plan to the Department of Public Works for review and approval prior to the issuance of any building permits and shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
23. The permittee shall comply with all recommended conditions and requirements contained in the attached County of Los Angeles Fire Department letter dated January 8, 2002, except as otherwise required by said department.
24. Within fifteen (15) days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
25. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval a development progress schedule,

which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made.

26. The following development program conditions shall apply:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which is to be demolished shall be used.
 - c. No existing building or structure which is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
27. The construction, operation and maintenance of the proposed use shall be further subject to all of the following restrictions:
- a. Construction of the automatic car wash shall not begin until this grant is effective as provided in Condition No. 3;
 - b. The sale of alcoholic beverages is not permitted within the food mart or elsewhere on the subject property;
 - c. No restaurant or similar type seating is permitted on the subject property, including inside or outside the subject food mart;
 - d. The permittee shall provide and continuously maintain a minimum of seven on-site automobile parking spaces (six standard, one van accessible for disabled persons), developed to the specifications provided in Section 22.52.1060 of the County Code;
 - e. The permittee shall provide and continuously maintain an additional on-site automobile parking space near the car wash for use by customers to to hand dry their automobiles if necessary;
 - f. All exterior lighting shall consist of high energy efficient lights and shall be shielded and directed away from neighboring properties to prevent direct illumination and glare;

- h. The height of the building containing the automatic car wash shall not exceed 15'0" from finished grade;
- i. Operating hours for the automated car wash shall be restricted as follows:

Monday – Friday, 7 a.m. to 8:00 p.m.
Saturday – Sunday, 8 a.m. to 8:00 p.m.;
- k. All display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit;
- m. Outside storage is permitted on the rear of the subject property when such storage is incidental to the permitted use and complies with Section 22.28.220 of the County Code;
- n. Outside advertising signs are prohibited on the subject property;
- o. The permittee shall place an 8' tall sound wall (concrete block wall) along the northerly side of the proposed carwash and have it extended 10' beyond the entrance and 10' beyond the exit and followed by a 6' tall sound wall as indicated in the approved site plan (Exhibit A), with a 7' tall wrought iron fencing along the northeastern property line where the property adjoins the alley and neighboring single family homes. Trees shall be planted to line the block wall in a decorative manner to further shield the neighboring residences from car wash noise;
- p. The permittee shall further extend the 6' tall sound wall as described above if the Director determines that there is excessive moisture blowing from the subject carwash to the residences nearby;
- q. The permittee shall install a Noise Reduction Package (NRP) on the dryer unit to the satisfaction of the Los Angeles County Department of Health Services;
- r. There shall be no outdoor public address system or other sound amplification, or similar acoustical devices audible beyond the property boundaries;
- s. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. The landscaping shall be a minimum of 10 percent of the net area of the subject property. Watering facilities shall consist of a water-efficient

irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover; and

- t. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

Attachments:

Department of Public Works letter dated November 1, 2001
Fire Department letter dated January 8, 2002

KC:PH
10-16-03



JAMES A. NOYES, Director

November 1, 2001

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-8

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

FROM: Randine M. Ruiz *Rmk*
Subdivision Mapping Section
Land Department Division

CONDITIONAL USE PERMIT NO. 01- 064

We have reviewed the subject case in the Whittier area in the vicinity of Washington Boulevard and Broadway. This case is for the construction of a new self-serve automated carwash in an existing gas station.

If this permit is approved, we recommended the following conditions:

1. Dedicate vehicular access rights on the alley, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
2. Dedicate the right to restrict vehicular access on Washington Boulevard and Broadway.
3. Repair any broken or damaged improvements on Washington Boulevard, Broadway, and the alley to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - Provide street layout plan to the satisfaction of Public Works. If necessary, install street lights on concrete poles with underground wiring on Washington Boulevard and Broadway subject to final review of the street light layout plan.
 - Enter into a secured agreement with the County of Los Angeles for the installation of the street lights, up to the amount of \$9,000, if street lights are determined to be necessary to the satisfaction of Public Works.

For the acceptance of street transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one-year as of July 1 of the current year.



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

DATE: January 8, 2002

TO: Department of Regional Planning
Permits and Variances

SUBJECT: C.U.P. 01-064

LOCATION: 11347 East Washington Blvd., Whittier

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install Public and/or On-site and/or 1 Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Location:** Northwest corner of Broadway and Washington
- ☒ **Access:** Access as shown is adequate
- ☒ **Special Requirements:** Submittal of architectural drawings is required prior to building permit issuance. Contact your local fire prevention office for details.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi

Co.CUP 9/01

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

* There is an existing gas station to remain, with the addition of a new self-serve Automated car wash.

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 01-064-(1)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 01-064-(1) on November 19, 2001, January 9, 2002, April 3, 2002, and July 16, 2003; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) on a .44-acre parcel. The Development Program designation will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned site to a gasoline service station, food mart, and an automatic car wash. No other development would be permitted on the property unless a new conditional use permit is obtained.
2. The subject property is located at 11347 E. Washington Blvd., Whittier in the Whittier Downs zoned district.
3. The zone change request was heard concurrently with Conditional Use Permit Case No. 01-064-(1) at the November 19, 2001, January 9, 2002 and April 3, 2002, and July 16, 2003 public hearings.
4. Conditional Use Permit Case No. 01-064-(1) is a related request to authorize the construction, operation and maintenance of a self-serve automated carwash on the same property as an existing gas service station and foodmart.
5. The site plan depicts a 19,185 square foot parcel of land developed with an 800 square foot food mart. The site plan shows the location of the auto fueling islands and underground single-wall fiberglass gas tanks. The fueling station islands are covered by an existing 24 ft. by 47 ft. canopy. The proposed 18 ft. by 42 ft. tunnel-structured carwash is depicted on the northern boundary of the lot. An 8' high sound wall is shown along the northerly side of the proposed carwash and extended 10' beyond the entrance and 10' beyond the exit and followed by a 6' high sound wall. The site plan also depicts eight (8) proposed standard parking spaces and the existing driveways accessed by Washington Blvd. or Broadway.

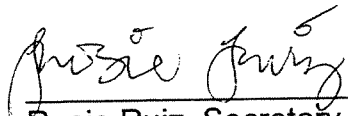
6. The subject property is currently zoned C-2-BE. This zoning was established on December 6, 1984. Since the proposed automatic car wash is not permitted in the C-2 zone, a zone change to C-3-BE-DP is required to authorize the proposed use of the subject property.
7. Surrounding zoning includes R-1 and R-3 zoning to the north and west, and surrounding land uses include single-family residences north of the subject property.
8. The proposed Zone Change from C-2-BE to C-3-BE-DP is consistent with the goals and objectives of the General Plan. The subject property and surrounding properties are within the Major Commercial land use classification which permits a range of mixed commercial retail and service activities.
9. Modified conditions warrant a revision in the zoning of the subject property in that the demand in the vicinity for services such as the proposed use has grown since the existing zone was established in 1984.
10. A need for the proposed zone classification exists within the community because the proposed automatic car wash will provide a public convenience for the patrons of the gas station and the local community.
11. The subject property is a proper location for the proposed C-3-BE-DP zoning classification and placement of the proposed automatic car wash is compatible with the existing automobile gas station use at this location, and the gas station and car wash are sufficiently buffered from adjacent uses by an alley, a proposed block wall and landscaping. The proposed development is compatible with the surrounding zoning and land uses which include commercial zoning and retail and restaurant uses.
12. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is *de minimus* in its effect on fish and wildlife resources.
13. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration

reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) on the subject property.
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 01-064-(1) will not have a significant impact upon the environment.
3. That the Board of Supervisors find the recommended zoning is consistent with the goals, policies and procedures of the Los Angeles County General Plan.
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on October 22, 2003.



Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 01-064-(1)
CONDITIONAL USE PERMIT
AND ZONE CHANGE

RPC/HO MEETING DATE July 16, 2003	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE November 19, 2001, January 9, 2002, April 3, 2002, and October 23, 2002	

APPLICANT Equilon Enterprises LLC	OWNER -same-	REPRESENTATIVE A&S Engineering
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REQUEST
Conditional Use Permit: To authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program).
Zone Change: To authorize a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on a 0.44-acre parcel.

LOCATION/ADDRESS
11347 E. Washington Blvd.

ACCESS
Access to the property is from Broadway Ave. and Washington Blvd.

ZONED DISTRICT

Whittier Downs

COMMUNITY

Whittier

EXISTING ZONING

C-2-BE

SHAPE

Rectangular

TOPOGRAPHY

Level

SIZE
40.44 acres

EXISTING LAND USE
Gas Station

SURROUNDING LAND USES & ZONING
North: Single-family residence/R-1

East: Restaurant/C-2-BE

South: Retail shops/City of Santa Fe Spring

West: Retail/C-2-BE and R-3

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	Commercial (C)	N/A	See Staff Analysis
Antelope Valley Areawide General Plan	_____	_____	_____

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN

The site plan depicts the 0.44-acre subject parcel developed with an existing gas station which includes an 800 sq. ft. foodmart. The proposed 756-sq. ft. car wash is located north of the foodmart aligning the northern property boundary of the parcel. The site map also depicts eight new parking spaces spread out across different parts of the parcel – two 10-ft. x 26-ft. parking spaces just south of the carwash; three 9-ft. x 18-ft. parking spaces in the southwest corner of the parcel; and two more 9-ft. x 18-ft. parking spaces on the east side of the parcel. There are four driveways shown to access the parcel – two from Washington Blvd., and two from Broadway Ave.

KEY ISSUES

- ③ Satisfaction of Section 22.56.040 and 22.56.195 of Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- ③ Satisfaction of Section 22.40.050, Title 22 of the Los Angeles County Code required submittals for the development program zone. *(If more space is required, use opposite side)*

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



Map taken from:
"The Thomas Guide, 2000 Edition"
Copyright 1999 by Thomas Bros. Maps
ZC 01-064 - (1)
Case No. CUP 01-064 - (1)

11714 Washington Blvd = Point Site

SEE 706 MAP



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

July 10, 2003

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Co-Chair
Pat Modugno, Commissioner
Wayne Rew, Commissioner
Esther L. Valadez, Commissioner

FROM: Kerwin Chin
Zoning Permits II

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 01-064-(1)**
July 16, 2003 Regional Planning Commission Meeting
Agenda Item No. 9

Conditional Use Permit No. 01-064-(1) is a request to authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The applicant is also requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on the 0.44-acre parcel.

This case was previously heard by the RPC on November 19, 2001, January 9, 2002, and April 3, 2003.

During the January 9, 2002 public hearing, the Commissioners requested that the applicant submit a noise study to show that the noise of the car wash will be at an ambient level and that the applicant meet with the community concerning the residents' issues. Since that time, the applicant has agreed to recommendations from community members. In addition, a noise study has been submitted by the applicant and reviewed by the Department of Health Services. Health Services staff have recommended that the following conditions be added to the conditional use permit to mitigate any negative noise impacts:

1. Install the Noise Reduction Package (NRP) on the dryer unit as stated in page 6 of the submitted acoustical analysis.
2. The car wash dry units operating hours should be limited to Monday – Friday, 7 a.m.-8 p.m. and Saturday – Sunday, 8 a.m.-8 p.m. (as agreed upon by the community and the applicant and slightly altered in accordance with Health

3. Construct an 8' high sound wall (concrete block wall along the northerly side of the proposed carwash and have it extended 10' beyond the entrance and 10' beyond the exist and followed by a 6' high sound wall as indicated in the proposed plot plan dated 10/8/90, Drawing #S-1, WIC# 204-8454-0305.

Attached are the original staff report, a revision of the draft conditions from prior hearings, continued hearing memos, and the submitted noise study. If you require additional materials please contact Patricia Hachiya at (213)974-6443.

KC:PH

Attachments

11/19/01 Staff Report
Revised Draft Conditions
Continued Hearing Memos
Noise Study

CONDITIONAL USE PERMIT CASE NO. 01-064-(1)
ZONE CHANGE CASE NO. 01-064-(1)

STAFF ANALYSIS
Page 1 of 6

PROJECT NO. 01-064-(1)

CASE NO. CONDITIONAL USE PERMIT 01-064-(1)
ZONE CHANGE 01-064-(1)

OVERVIEW OF PROPOSED PROJECT

The applicant, Equilon Enterprises, is requesting a change in zone from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) on three adjacent parcels affecting a total area of 0.44 acres. The applicant is also requesting authorization for the construction, operation and maintenance of a self-serve automated carwash subject to the change of zone to C-3-BE-DP.

The applicant is currently operating a gas station, Shell Station, with a foodmart on the subject property.

A zone change is required in the present case because self-serve automated carwashes are not allowed in the C-2 zone, but are a conditionally permitted use in the C-3 zone. The addition of the DP-Development Program to the zone change will require a conditional use permit and, in this case, restrict the development of the re-zoned site to the car wash. No other development will be permitted without a new conditional use permit being filed.

DESCRIPTION OF SUBJECT PROPERTY

Location

The location of the subject parcel is 11347 E. Washington Blvd., Whittier, in the Whittier Downs zoned district

Physical Features

The rectangular parcel is 0.44 acre in size and located on level topography in a highly urbanized area. Access to the parcel is from Broadway Ave. and Washington Blvd.

ENTITLEMENT REQUESTED

The applicant has requested a Conditional Use Permit to authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The applicant is also requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning commission on the 0.44-acre parcel.

EXISTING ZONING

Subject Property

Zoning on the subject property is C-2-BE (Neighborhood Business, Billboard Exclusion).

Surrounding Properties

Surrounding zoning consists of the following:

- R-1 (Single Family Residential) to the north;
- City of Santa Fe Springs to the south;

CONDITIONAL USE PERMIT CASE NO. 01-064-(1)
ZONE CHANGE CASE NO. 01-064-(1)

STAFF ANALYSIS
Page 2 of 6

- C-2-BE (Neighborhood Business, Billboard Exclusion) to the east; and
- C-2-BE (Neighborhood Business, Billboard Exclusion) and R-3 (Limited Multiple Residential) to the west.

EXISTING LAND USES

Subject Property

There is an existing gas station and food mart on the subject property.

Surrounding Properties

Surrounding land uses consist of the following:

- Single family residences to the north;
- A parking lot, restaurants and retail stores to the south;
- A restaurant and parking lot to the east; and
- A fast food restaurant to the west.

PREVIOUS CASES/ZONING HISTORY

There are two previous cases associated with the subject parcel.

Zone Exception Case No. 6630 approved March 12, 1963 to allow automobile repair as a permitted use in the C-2 Zone. This is no longer a use on the property.

Plot Plan No. 33412 has been approved for the following:

- September 1, 1984 for the automobile service station with an 800 sq. ft. food mart with two parking spaces, including one handicapped space and 1,950 sq. ft. of landscaping. The food mart is permitted to sell prepackaged food only. No food preparation or consumption is allowed on the premises;
- May 14, 1985 for the remodeling of the service station with an 800 sq. ft. food mart with four parking spaces, including one handicapped space and 2,065 sq. ft. of landscaping.;
- August 21, 1986 for the addition of a three-sided price sign to an existing freestanding sign; and
- October 30, 1986 for another gasoline price sign.

GENERAL PLAN

Land Use Policy Map

The project site is designated Major Commercial (C) in the Los Angeles Countywide General Plan. The intent of this land use category is to accommodate typical uses such as central business districts, regional office complexes, major shopping centers and a range of mixed commercial retail and service activities. The proposed use is consistent with the provisions of this category.

SITE PLAN

General Description

The site plan depicts a 19,185 square foot parcel of land developed with an 800 square foot food mart. The site plan shows the location of the auto fueling islands and underground single-wall fiberglass gas tanks. The fueling station islands are covered by

an existing 24 ft. by 47 ft. canopy. The proposed 18 ft. by 42 ft. tunnel-structured carwash is depicted on the northern boundary of the lot. The site plan also depicts eight (8) standard parking spaces and existing driveways that can be accessed by Washington Blvd. or Broadway.

Compliance with Applicable Zoning Standards

The subject property is located in a BE (Billboard Exclusion) Zone. There are no existing or proposed billboards with the applicant's request.

Per Section 22.28.180 of the current County Code (Zoning Ordinance), carwashes are allowed in the C-3 Zone. The development standards for the C-3 Zone are as follows:

- Not more than 90 percent of the net area will be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees.

The applicant's site plan depicts approximately 14 percent of the subject property occupied by the foodmart, the canopy (which covers the gas pump islands) and the proposed car wash. This adheres to the zoning code. However only about 9 percent of the property will be landscaped. The applicant's site plan is not in compliance with the landscaping requirements.

- Parking facilities should be developed as required by Part 11 of Chapter 22.52.

Section 22.52 of the County Code does not specify parking requirements for gas stations. However, since there is commercial uses on the subject property with the existing foodmart and the proposed car wash, Section 22.52.1100 applies, requiring a minimum of three parking spaces, including one for handicapped parking.

The applicant's site plan depicts eight standard parking spaces on the subject property with one designated for handicapped parking, thus exceeding the parking requirements.

- All display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit.

The applicant is not proposing outside display as part of this request.

- Outside storage is permitted on the rear of a lot or parcel of land when such storage is strictly incidental to the permitted use.

The applicant is not proposing outside storage as part of this request.

BURDEN OF PROOF FOR CONDITIONAL USE PERMITS

Pursuant to Section 22.56.040 of the County Code, the applicant must satisfy the burden of proof requirements:

- A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

See attached applicant's response.

BURDEN OF PROOF FOR ZONE CHANGES

Pursuant to Los Angeles County Code Section 22.16.110, the applicant shall substantiate to the satisfaction of the Commission the following facts:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. A need for the proposed zone classification exists within such area or district; and
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and
- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity of good zoning practice.

See attached applicant's response.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental document for this project under CEQA reporting requirements.

COUNTY DEPARTMENT COMMENTS

Staff received comments from the Department of Public Works (DPW) in the attached letter dated November 1, 2001. Pending approval of the CUP, DPW had a number of conditions that staff has incorporated into the draft conditions of approval.

PUBLIC COMMENTS

Staff has received no comments.

STAFF EVALUATION

Issues

Pursuant to Section 22.28.180 of the County Code, an automated, self-serve carwash is a permissible use in the C-3 Zone.

The development standards for the C-3 Zone require that not more than 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees. Only about 9 percent of the property will be landscaped. It appears that there is enough room on the subject property to provide the additional landscaping to meet the development standard.

The addition of the DP-Development Program to the zone change will restrict the development of the re-zoned site to the car wash. No other development will be permitted without a new conditional use permit being filed.

During staff's site visit, staff noted some inaccuracies in the site plan. The handicapped parking space is depicted as being adjacent to the foodmart. In actuality, it is located perpendicular the eastern boundary line. There is also a small accessory building located behind the foodmart not shown on the site plan. This accessory building is currently being used for storage but will be demolished to allow for the establishment of the carwash.

The type of automatic car wash proposed by the applicant is such that the driver remains in the car as it goes through the car wash. The car wash washes, waxes, and "blow dries" the car as it goes through. There is no additional hand drying area or vacuuming area proposed. It appears that there is enough room on the property to provide at least one parking space to allow customers to hand dry their car if necessary.

The proposed car wash will be separated from the single family residences north of the property by only an alleyway. Staff feels that the proposed car wash is not adequately buffered and may cause noise disturbance to the residences neighboring the property. This issue may be resolved by establishing hours of operation appropriate to maintaining the peace and quiet of the adjacent residences.

Recommendations

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Staff is recommending APPROVAL of Conditional Use Permit and Zone Change Case No. 01-064-(1) subject to bringing the landscaping up to standard and subject to the draft conditions. However, the hearing notice for this hearing had not been posted for the required 30 days. Staff therefore recommends that the Commission open the public hearing for the case but continue the public hearing to January 9, 2002 or a date thereafter to ensure proper noticing.

Report prepared by Patricia Lin, Principal Regional Planning Assistant
Reviewed by Frank Meneses, Supervising Regional Planning, Zoning Permits Section

Attachments:

Copy of Thomas Brothers Map
Draft Conditions
Burden of Proof – Conditional Use Permit
Burden of Proof – Zone Change

CONDITIONAL USE PERMIT CASE NO. 01-064-(1)
ZONE CHANGE CASE NO. 01-064-(1)

STAFF ANALYSIS
Page 6 of 6

Environmental Documentation
Correspondence from Department of Public Works
Photographs
Site Plan
Floor Plan
Land Use Plan

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and the fees pursuant to Condition No. 8 have been remitted.
 3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense
 4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. **This grant will terminate November 19, 2011.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,000.00**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for **10 annual inspections**.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
14. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
16. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
17. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
18. All signs proposed on the subject property and on the food mart and car wash shall be developed in accordance with Part 10 of Chapter 22.52 of the County Code. For any signs in addition to those shown on the approved Exhibit "A", the permittee shall submit three copies of the proposed sign elevations for approval to the Director of Planning.
19. The permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
20. Project construction activity shall be limited to those hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. No

Sunday or Holiday construction activity is permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby schools and residences.

21. The permittee shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
22. This grant authorizes the construction, operation and maintenance of a self-serve automated car wash, subject to the following conditions:
 - a. This grant shall not be effective and—the permittee shall not start construction on the automatic car wash until the Los Angeles County Board of Supervisors has adopted Zone Change No. 01-064-(1), and the ordinance effecting the change of zone is effective;
 - b. The sale of alcoholic beverages is not permitted within the food mart or anywhere on the subject property;
 - c. No restaurant or similar type seating is permitted inside the subject food mart, outside the food mart, or anywhere on the subject property;
 - d. The permittee shall maintain a minimum of seven on-site automobile parking spaces (six standard, one handicapped van accessible);
 - e. The permittee shall maintain an additional on-site automobile parking space near the car wash to allow customers to hand dry their automobiles if necessary;
 - f. All exterior lighting shall be shielded and directed away from neighboring properties to prevent direct illumination and glare;
 - g. The permittee shall submit for approval three copies of a landscape plan, which may be incorporated into an Exhibit "A" described in Condition No. 17 to the Director of Planning within sixty days of the effective date of this grant. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. The landscaping shall be a minimum of 10 percent of the net area of the subject property;

- h. The height of the building containing the automatic car wash shall not exceed 15'0" from finished grade;
- i. Operating hours for the automated car wash shall be restricted as follows:
Monday through Sunday, 6:00 a.m. to 6:00 p.m.
- j. The permittee shall comply with the attached conditions of the County of Los Angeles Department of Public Works dated November 1, 2001, or as otherwise modified by said Department;
- k. Outside display is prohibited on the subject property;
- l. Any outside storage on the subject property shall comply with Section 22.28.220 of the County Code.

Attachments:

Department of Public Works conditions dated November 1, 2001

FM:pl

11-14-01



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

JAMES A. NOYES, Director

November 1, 2001

IN REPLY PLEASE
REFER TO FILE: LD-8

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

FROM: Randine M. Ruiz *RMR*
Subdivision Mapping Section
Land Department Division

CONDITIONAL USE PERMIT NO. 01- 064

We have reviewed the subject case in the Whittier area in the vicinity of Washington Boulevard and Broadway. This case is for the construction of a new self-serve automated carwash in an existing gas station.

If this permit is approved, we recommended the following conditions:

1. Dedicate vehicular access rights on the alley, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
2. Dedicate the right to restrict vehicular access on Washington Boulevard and Broadway.
3. Repair any broken or damaged improvements on Washington Boulevard, Broadway, and the alley to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - Provide street layout plan to the satisfaction of Public Works. If necessary, install street lights on concrete poles with underground wiring on Washington Boulevard and Broadway subject to final review of the street light layout plan.
 - Enter into a secured agreement with the County of Los Angeles for the installation of the street lights, up to the amount of \$9,000, if street lights are determined to be necessary to the satisfaction of Public Works.

For the acceptance of street transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one-year as of July 1 of the current year.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- The proposed project will not affect the health, peace, comfort, or welfare of persons in the area. The project will
- not be detrimental to the use, enjoyment, or valuation of other properties in the vicinity. The project will not
- jeopardize, endanger, or constitute a menace to the public health, safety, or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- The site is adequate in size and shape to accommodate all improvements, and the existing site is integrated with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

- The site is adequately served by the adjacent streets. The adjacent streets are of sufficient width to carry the traffic for the existing site. The site is also adequately served with sufficient utility services.

ZONE CHANGE – BURDEN OF PROOF

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

_____ the area under consideration has commercial _____
_____ uses which harmonize with the proposed zone. _____

B. A need for the proposed zone classification exists within such area or district because:

_____ there is a demand in the vicinity for services _____
_____ which must be provided within the proposed zone. _____

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

_____ the surrounding community blends _____
_____ properly with the proposed uses. _____

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

_____ the adjacent properties and neighboring _____
_____ uses blend well with the proposed zone. _____

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER No. CUP/ZC 01-064

1. **DESCRIPTION:**

An application for a Conditional Use Permit to add a carwash facility, which is 18 feet by 42 feet by 14 feet, a tunnel-like structure located along northeastern boundary of the site. The application also includes a Zone Change application from C-2-BE to C-3-BE-DP to allow self-served automated carwash service at the existing gas station.

2. **LOCATION:**

11347 East Washington Boulevard, Whittier, CA

3. **PROPONENT:**

Equilon Enterprises LLC
2255 North Ontario Street
Burbank, CA 91504

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, Department of Regional Planning *HC*

DATE: May 23, 2001



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



May 23, 2001

FILE COPY

A&S Engineering
207 West Alameda Avenue, #203
Burbank, CA 91502

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. CUP/ZC 01-064

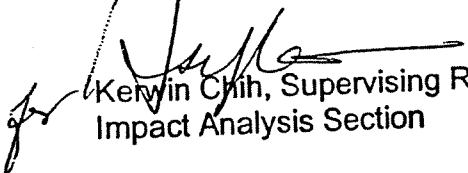
On May 23, 2001, the staff of the Department of Regional Planning (DRP) has completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- () Use of previously prepared EIR
- () Categorical Exemption
- (✓) Negative Declaration
- () Mitigated Negative Declaration
- () Other: _____
- () Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Hsiao-ching Chen of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


Kerwin Chih, Supervising Regional Planner
Impact Analysis Section

JEH:KCC:hcc

STAFF USE ONLY

PROJECT NUMBER: 01-064

CASES: ZC

CUP



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 4/3/01 Staff Member: Hsiao-ching Chen

Thomas Guide: 676 J-7 USGS Quad: Whittier

Location: 11347 East Washington Blvd, Whittier, CA
(intersection of Broadway and Washington Blvd)

Description of Project: This is a Zone Change application from C-2-BE to C-3-BE-DP to allow self-served automated carwash service at the existing gas station. The project also requires a Conditional Use Permit. The carwash facility would be 18 feet by 42 feet by 14 feet, a tunnel-like structure located along northeastern boundary of the site.

Gross Acres: 19,185 sq.ft.
Environmental Setting: The site is located within County unincorporated area known as West Whittier, which is north of Santa Fe Springs, east and south and Whittier, and east of 605 Freeway. Surrounding land uses include a restaurant to the east, apartment buildings to the south, a fast food restaurant to the west, and single family residences to the north.

Zoning: C-2-BE
General Plan: Low Density Residential
Community/Areawide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

ZC 6630

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☐ Regional Water Quality Control Board
 - ☐ Los Angeles Region
 - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ CA Water Res. Board
- ☒ Toxic Sub. Control
- ☐ CA EPA
- ☐ CA Int Waste Mgt B
- ☐

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ Santa Fe Springs
- ☒ Whittier City Sch. D.
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ Public Works
- ☐
- ☐
- ☐
- ☐
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carwash
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	hazardous waste site
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: _____
2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

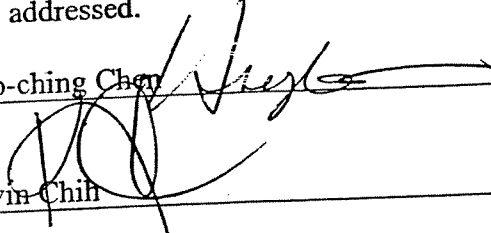
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

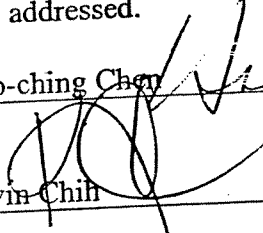
- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-ching Chen  Date: 5-22-01

Approved by: Kerwin Chih  Date: _____

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The site is located within liquefiable area.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Existing facility.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD MITIGATION MEASURES

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a high fire hazard area (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Prevention Guide No.46

OTHER CONSIDERATIONS/MITIGATIONS

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>domestic water available</i>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or stormwater runoff to the stormwater conveyance system and/or receiving water bodies?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of stormwater runoff and/or could post-development non-stormwater discharges contribute potential pollutants to the stormwater conveyance system and/or receiving bodies? <i>carwash business</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

- | | |
|------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW) |

OTHER CONSIDERATIONS/MITIGATIONS

- ☐ Lot Size
 ☐ Project Design
 ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒ Potentially significant

- ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ Health and Safety Code – Section 40506

OTHER CONSIDERATIONS/MITIGATIONS

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on or be adversely impacted by, **air quality**?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>urbanized area</i> Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ ERB/SEATAC Review
 ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant

☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Palaeontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential palaeontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or palaeontological resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally-important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area which contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors ? |

MITIGATION MEASURES/OTHER CONSIDERATIONS

- ☐ Project Design
 ☐ Traffic Report
 ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

- ☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

OTHER CONSIDERATIONS/MITIGATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
				<u>N/A</u>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools which will serve the project site?
				<u>N/A</u>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
				<u>N/A</u>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
				<u>N/A</u>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Site Dedication
 ☐ Government Code Section 65995
 ☐ Library Facilities Mitigation Fee

non-residential project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>domestic water available</i> Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD MITIGATION MEASURES

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

OTHER CONSIDERATIONS/MITIGATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>George Washington Elementary School</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses which indicate residual soil toxicity of the site? <i>an existing gas station</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>Existing gas station on site.</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

The self-served carwash service is to be added to the existing gas station.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
<hr/>				
<i>This is a zone change application.</i>				
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				

MITIGATION MEASURES/OTHER CONSIDERATIONS

The project would not have significant impacts in its approved form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES/OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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ALHAMBRA, CALIFORNIA 91803-1331
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ALHAMBRA, CALIFORNIA 91802-1460

JAMES A. NOYES, Director

November 1, 2001

IN REPLY PLEASE
REFER TO FILE: **LD-8**

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

FROM: Randine M. Ruiz *RMR*
Subdivision Mapping Section
Land Department Division

CONDITIONAL USE PERMIT NO. 01- 064

We have reviewed the subject case in the Whittier area in the vicinity of Washington Boulevard and Broadway. This case is for the construction of a new self-serve automated carwash in an existing gas station.

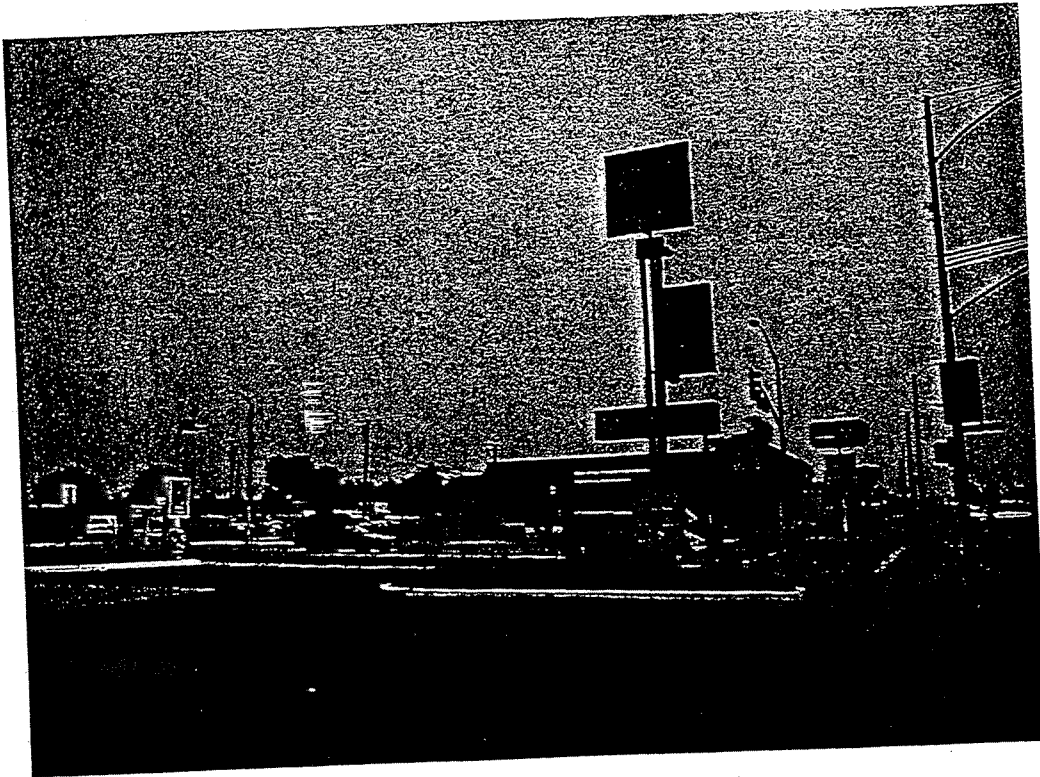
If this permit is approved, we recommended the following conditions:

1. Dedicate vehicular access rights on the alley, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
2. Dedicate the right to restrict vehicular access on Washington Boulevard and Broadway.
3. Repair any broken or damaged improvements on Washington Boulevard, Broadway, and the alley to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - Provide street layout plan to the satisfaction of Public Works. If necessary, install street lights on concrete poles with underground wiring on Washington Boulevard and Broadway subject to final review of the street light layout plan.
 - Enter into a secured agreement with the County of Los Angeles for the installation of the street lights, up to the amount of \$9,000, if street lights are determined to be necessary to the satisfaction of Public Works.

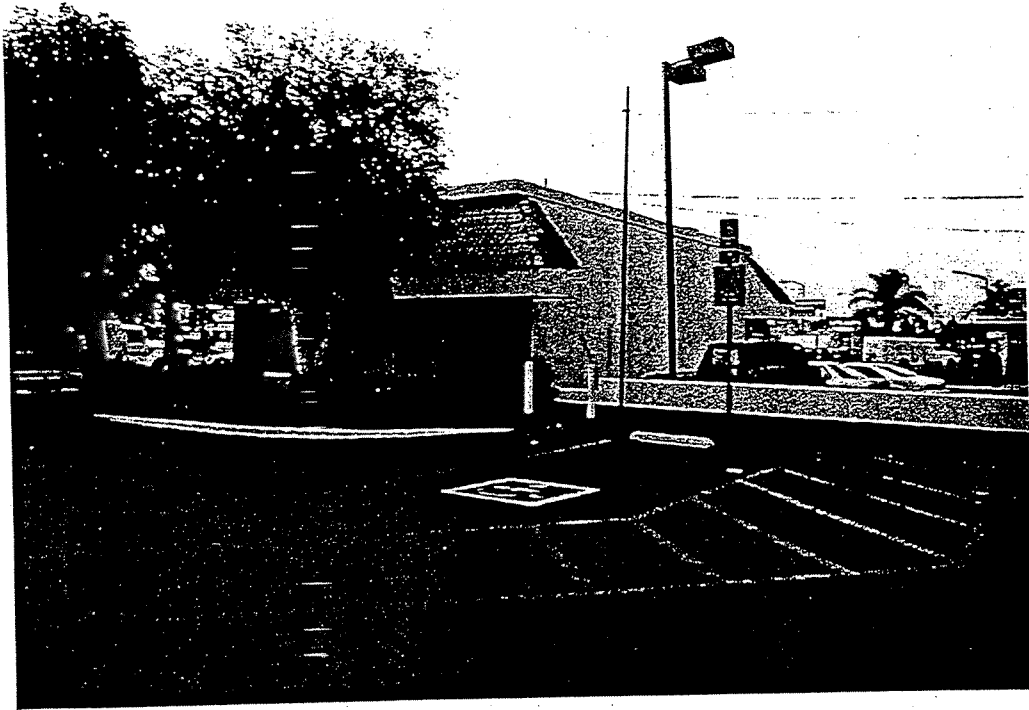
For the acceptance of street transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one-year as of July 1 of the current year.



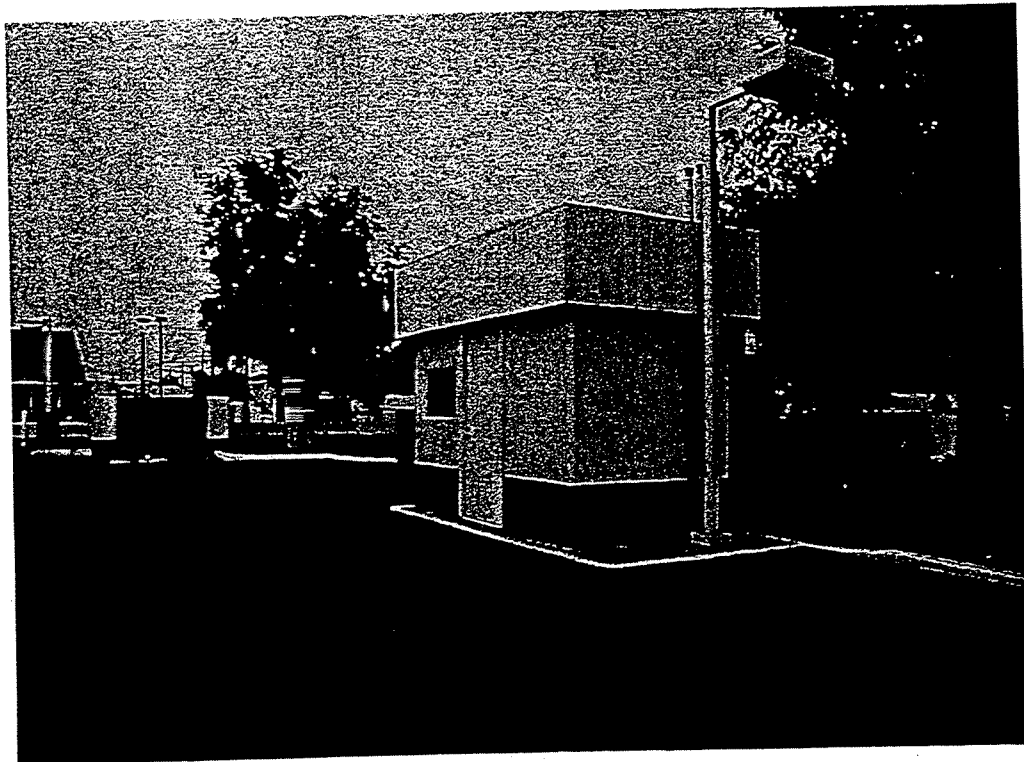
Food Mart and Pumps



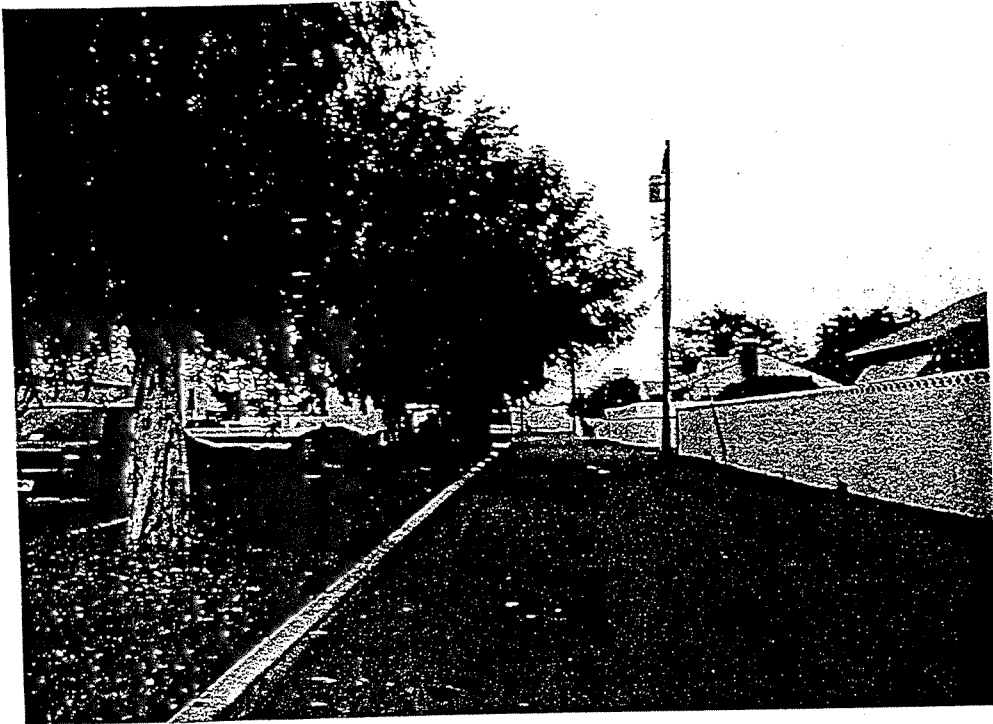
Corner of Washington and Broadway



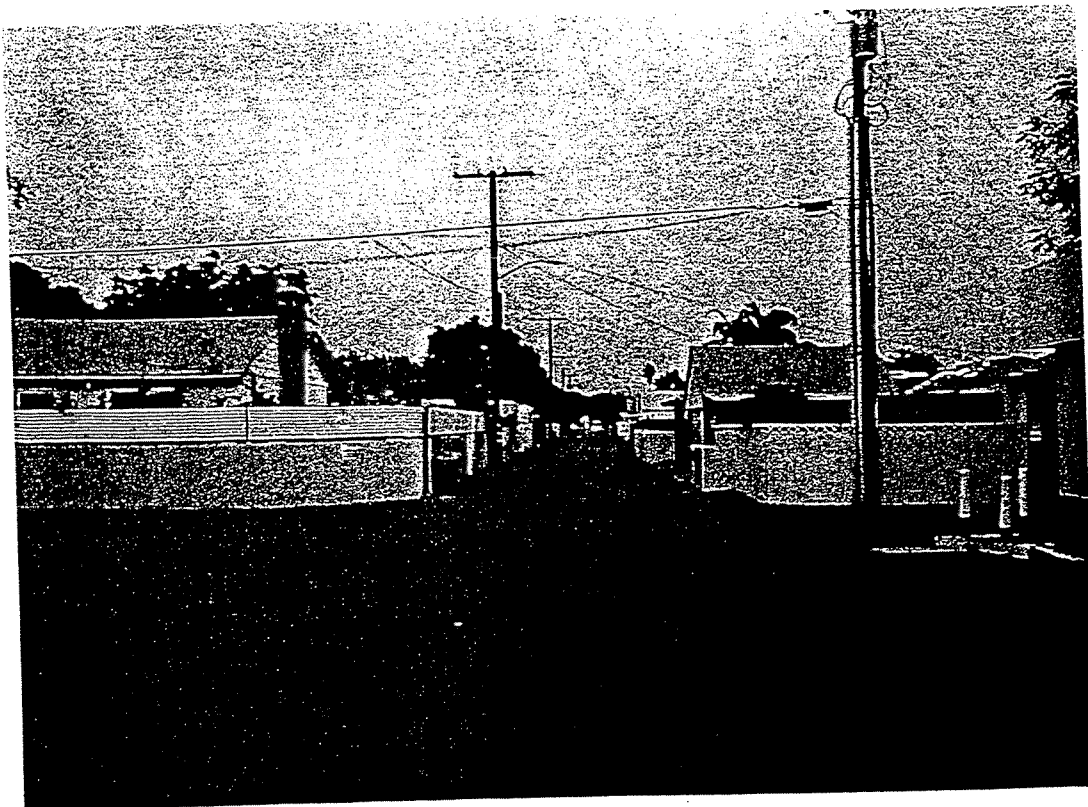
Handicapped Parking



Storage room – to be removed for new car wash



Alley way behind proposed car wash.



Another alleyway parallel to Washington and perpendicular to site

1. This grant authorizes the construction, operation and maintenance of a self-serve automated car wash, subject to the following conditions:
 - a. This grant shall not be effective and—the permittee shall not start construction on the automatic car wash until the Los Angeles County Board of Supervisors has adopted Zone Change No. 01-064-(1), and the ordinance effecting the change of zone is effective;
 - b. The sale of alcoholic beverages is not permitted within the food mart or anywhere on the subject property;
 - c. No restaurant or similar type seating is permitted inside the subject food mart, outside the food mart, or anywhere on the subject property;
 - d. The permittee shall maintain a minimum of seven on-site automobile parking spaces (six standard, one handicapped van accessible);
 - e. The permittee shall maintain an additional on-site automobile parking space near the car wash to allow customers to hand dry their automobiles if necessary;
 - f. All exterior lighting shall be shielded and directed away from neighboring properties to prevent direct illumination and glare;
 - h. The height of the building containing the automatic car wash shall not exceed 15'0" from finished grade;
 - i. Operating hours for the automated car wash shall be restricted as follows:

Monday – Friday, 7 a.m. to 8:00 p.m.
Saturday – Sunday, 8 a.m. to 8:00 p.m.;
 - j. The permittee shall comply with the attached conditions of the County of Los Angeles Department of Public Works dated November 1, 2001, or as otherwise modified by said Department;
 - k. Outside display is prohibited on the subject property;
 - l. Any outside storage on the subject property shall comply with Section 22.28.220 of the County Code;
 - m. The permittee shall place an 8' tall sound wall (concrete block wall) along

the northerly side of the proposed carwash and have it extended 10' beyond the entrance and 10' beyond the exit and followed by a 6' tall sound wall as indicated in the approved site plan (Exhibit A), with a 7' tall wrought iron fencing along the northeastern property line where the property adjoins the alley and neighboring single family homes. Trees shall be planted to line the block wall in a decorative manner and further shield the neighboring residences from car wash noise;

- n. The permittee shall install the Noise Reduction Package (NRP) on the dryer unit; and
 - o. All landscaping shall be maintained in a neat, clean and healthful condition throughout the life of this grant, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. The landscaping shall be a minimum of 10 percent of the net area of the subject property.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, before the expiration date. The filing of the Affidavit of Acceptance constitutes "use".
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant will terminate July 16, 2013.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional

Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 annual inspections.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
15. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate

water and sewage disposal facilities shall be provided to the satisfaction of said Department.

17. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.
18. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
19. All signs proposed on the subject property and on the food mart and car wash shall be developed in accordance with Part 10 of Chapter 22.52 of the County Code. For any signs in addition to those shown on the approved Exhibit "A", the permittee shall submit three copies of the proposed sign elevations for approval to the Director of Planning.
20. Project construction activity shall be limited to those hours between 8:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. No Sunday or Holiday construction activity is permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby schools and residences. The use of vibration equipment should not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings.
21. The permittee shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.
22. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Fire Department letter dated January 8, 2002, or as otherwise modified by said department.

Attachments:

Department of Public Works conditions dated November 1, 2001
Fire Department letter dated January 8, 2002

KC:PH
6-17-03



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 1, 2001

IN REPLY PLEASE
REFER TO FILE: LD-8

TO: Frank Meneses
Zoning Permits Section
Department of Regional Planning

FROM: Randine M. Ruiz *RMR*
Subdivision Mapping Section
Land Department Division

CONDITIONAL USE PERMIT NO. 01- 064

We have reviewed the subject case in the Whittier area in the vicinity of Washington Boulevard and Broadway. This case is for the construction of a new self-serve automated carwash in an existing gas station.

If this permit is approved, we recommended the following conditions:

1. Dedicate vehicular access rights on the alley, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
2. Dedicate the right to restrict vehicular access on Washington Boulevard and Broadway.
3. Repair any broken or damaged improvements on Washington Boulevard, Broadway, and the alley to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - Provide street layout plan to the satisfaction of Public Works. If necessary, install street lights on concrete poles with underground wiring on Washington Boulevard and Broadway subject to final review of the street light layout plan.
 - Enter into a secured agreement with the County of Los Angeles for the installation of the street lights, up to the amount of \$9,000, if street lights are determined to be necessary to the satisfaction of Public Works.

For the acceptance of street transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one-year as of July 1 of the current year.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: January 8, 2002

TO: Department of Regional Planning
Permits and Variances

SUBJECT: C.U.P. 01-064

LOCATION: 11347 East Washington Blvd., Whittier

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install Public and/or On-site and/or 1 Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Location: Northwest corner of Broadway and Washington
- ☒ Access: Access as shown is adequate
- ☒ Special Requirements: Submittal of architectural drawings is required prior to building permit issuance. Contact your local fire prevention office for details.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi

Co.CUP 9/01

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

* There is an existing gas station to remain, with the addition of a new self-serve Automated car wash.



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



January 3, 2002

TO: Esther L. Valadez, Chair
Harold V. Helsley, Commissioner
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner

FROM: Frank Meneses *F.M.*
Section Head, Zoning Permits

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 01-064-(1)**
January 9, 2001 Regional Planning Commission Meeting
Agenda Item No.

Conditional Use Permit No. 01-064-(1) is a request to authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of operation and maintenance of a self-serve automated carwash, subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The applicant is also requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on the 0.44-acre parcel.

This case was previously heard by the RPC on November 19, 2001 and all Commissioners were present. As the hearing notice for this hearing had not been posted for the required 30 days, the Commission continued the hearing to ensure proper noticing. In the course of the last hearing, the Commissioners also raised questions concerning signage and operating hours. The Commissioners asked that the applicant survey a half mile radius as to the presence of other car washes. Staff has been unsuccessful in contacting the applicant's agent concerning these issues.

Staff would like to note that although the Initial Study has stated that the General Plan designation for the site is "Low Density Residential" the site is "Commercial" as stated in the staff report.

Since the opening of the public hearing, one comment letter and a signed petition of 29 community residents, both in opposition of the project, have been received concerning the proposed CUP.

If you require additional materials please contact Zoning Permits at (213)974-6443.

Attachments

FM:pl

VIA HAND DELIVERY

Regional Planning Commission
170 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

RECEIVED
DEC 5 2001

RE: Conditional Use Permit and Zone Change Application 01-064-(1)
11347 E. Washington Boulevard

Honorable Commissioners:

I own property located 7832 Vanport Avenue in the Whittier Downs zoned district in close proximity to the site of the subject land use applications referenced above. I write this letter in opposition to these land use applications. This letter is written on my behalf as well as on behalf of my 73 year-old mother and my two brothers all of whom reside at 7832 Vanport Avenue.

The applicant, Equilon Enterprises LLC, requests a zone change and conditional use permit to authorize construction of a car wash at property located at 11347 E. Washington Boulevard. The applications should be denied for the reasons set forth below.

In order to meet the zone change burden of proof set forth in the County Code, the applicant must substantiate all the following to the satisfaction of the your Commission:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area under consideration;
- B. A need for the proposed zone classification exists within such area or district;
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and
- D. Placement of the proposed at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

With respect to the first prong, the applicant provides absolutely no evidence that there are any modified conditions which warrant a revision of the current zoning plan. There is no analysis or discussion in the zone change application or staff report indicating the nature or extent of any modified conditions which would justify a zone change. The applicant states in the "Zone Change-Burden of Proof" document that "the area under consideration has commercial uses which harmonize with the proposed zone." This statement ignores the adjacent residential uses which do not "harmonize" with an intensification of the zone. There is no buffer between the site and nearby residences.

With respect to the second prong, no evidence has been provide indicating a need for the proposed zone classification. The applicant merely states in a conclusory fashion in the "Zone

Change-Burden of Proof" document that "there is a demand in the vicinity for the services which must be provided within the proposed zone." The applicant's conclusory statement falls short of the substantial evidence required to support such a finding. No analysis or discussion in the zone change application or staff report substantiate the need for the proposed zone classification.

As to the third prong, the "Zone Change-Burden of Proof" document states that "the surrounding community blends properly with the proposed uses." This statement completely ignores the close proximity of the property to the residences north of the site. A narrow alley is all that separates the applicant's property and the proposed carwash from residences. The more intense zoning and use sought for the property does not "blend properly" with the residences north of the site. The proposed intensification of the zoning to allow a noisy carwash is just not compatible in such close proximity to residences. Pedestrians use the alley north of the site which connects Broadway and Vanport Ave. Increased traffic from the more intense use would cause a hazard to these pedestrians.

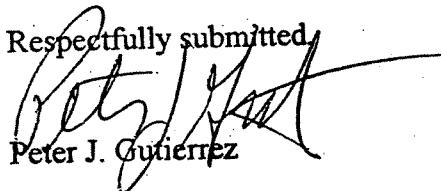
Finally, with respect to the last prong, the "Zone Change-Burden of Proof" document states that "the adjacent properties and neighboring uses blend well with the proposed zone." Here again, the applicant completely ignores the close proximity of the property to the residences north of the site. Additionally, the rezoning of this property amounts to "spot" zoning which is disfavored and not in conformity with good zoning practice.

In short, neither the applicant nor staff have demonstrated that this property is appropriate for the proposed zone change. The intensification of the zoning on this property and the proposed use would interfere with the quiet use and enjoyment of residents north of the site. There is no substantial evidence to support finding that the zone change burden of proof has been met. Absent such substantial evidence, there is not a legally adequate basis to support the proposed zone change.

Since there is no basis for the zone change, the conditional use permit application must also be denied.

I ask that you deny these land use applications.

Respectfully submitted,


Peter J. Gutierrez

Regional Planning Commission
170 Hall of Records
320 W. Temple Street
Los Angeles, California 90012



Re: Conditional Use Permit and Zone Change Application 01-064-(1)
11347 E. Washington Blvd

Honorable Commissioners:

We write as concerned citizens who oppose the above-referenced land use applications. We are residents of the residential neighborhood north of the proposed site including residents whose properties are directly adjacent to the proposed car wash.

The noise from the proposed car wash will interfere with the quiet use and enjoyment of our property. Some of us are retired and spend most of the day at home. The proposed noisy car wash is just not compatible in such close proximity to residences.

The site is not adequate in size for an intensification of the existing uses. The intensification of use will cause more traffic to use the alley north of the site which would spill out onto Vanport Ave. which is the residential street just west of the site. Pedestrians use the alley just north of the site which connects Broadway and Vanport Ave. Increased traffic would cause a hazard to these pedestrians.

Please protect our neighborhood. Do not allow further intensification of the commercial uses adjacent to our homes. We ask you to deny these land use applications.

HORTENSIA GUTIERREZ
1. *Hortensia Gutierrez* 7832 Vanport Ave Whittier, Ca 90606
John F. Brickley 7927 So Broadway 1111
Nicolas Amaya 7922 Vanport Ave 90606
Lorie Amaya 7925 Vanport Ave Whittier Ca, 90606
Samuel Amaya 7832 Vanport Ave Whittier Ca, 90606
Andrew Galaviza 7825 Vanport Ave Whittier Ca, 90606
Jim Osborne 7814 Vanport Ave Whittier Ca, 90606
Dani Gutierrez 7832 Vanport Ave, Whittier Ca 90606
Jose Talavera 7820 Vanport Ave Whittier Ca 90606
Jose Talavera 7820 Vanport Ave Whittier Ca 90606
MARIA A. VEGA - *Maria A. Vega* 7916 VANPORT AVE WHITTIER 90606
Indira F. Noshul 7822 Vanport Ave Whittier Ca 90606

Gloria Campos Gloria Campos 7902 Vanport Ave ^{Whittier} CA 90606
Salvador Vega Salvador Vega 7916 Vanport Ave ^{Whittier} CA 90606

Helen Orewyler Helen Orewyler 7915 Vanport Ave ^{Whittier} CA 90606
Martha Brickey 7927 S. Broadway Martha Brickey ^{Whittier} CA 90606

Bob Jones 7930 Broadway Bob Jones ^{Whittier} CA 90606
Beverly Jones 7914 Broadway Beverly Jones ^{Whittier} CA 90606

John Gover 7909 S. Broadway John Gover ^{Whittier} CA 90606

Rito C Arredondo 7902 Broadway ^{Whittier} CA 90606

Juan Castillo 7903 Broadway ^{Whittier} CA 90606
Wanda D. Millhauser

Wanda D Millhauser 7839 Broadway Ave. ^{Whittier} CA

Sallie Dominguez 7910 Vanport Ave ^{Whittier} CA

Melode Miller Melode Miller 7905 Vanport Ave - ^{Whittier} CA

Peggy Miller Peggy Miller 7909 S Vanport Ave - ^{Whittier} CA

Annie Felix Anna Felix 7903 Vanport Ave, ^{Whittier} CA

Helen Haro Helen Haro 7829 S VANPORT AVE ^{Whittier} CA

ENRIQUE Haro Engrie Haro 7829 VANPORT AVE ^{Whittier} CA

Raymond Campos Jr Raymond Campos 7902 VANPORT AVE ^{Whittier} CA




Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



March 28, 2002

TO: Esther L. Valadez, Chair
Harold V. Helsley, Commissioner
Leslie G. Bellamy, Commissioner
Pat Modugno, Commissioner
Wayne Rew, Commissioner

FROM: Frank Meneses 
Section Head, Zoning Permits

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 01-064-(1)**
April 3, 2002 Regional Planning Commission Meeting
Agenda Item No. 10

Conditional Use Permit No. 01-064-(1) is a request to authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of operation and maintenance of a self-serve automated carwash, subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The applicant is also requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on the 0.44-acre parcel.

This case was previously heard by the RPC on November 19, 2001 and January 9, 2002 and all but Commissioner Modugno were present.

During the last public hearing, the Commissioners requested that the applicant submit a noise study to show that the noise of the car wash will be at an ambient level and that the applicant meet with the community concerning the residents' issues. No noise report has been submitted at the time of writing this memo.

At the community's request, the applicant has agreed to the placement of a four ft. tall block wall (using "slump stone", not cinder blocks) with wrought iron fencing along the northeastern property line where the property adjoins the alley and neighboring single family homes. The community also requested and it was agreed that trees be planted to line the block wall in a decorative manner and further shield the single family homes from any noise from the car wash. The community and applicant have also agreed to the following hours of operation:

- Monday – Friday, 6 a.m.-8 p.m.
- Saturday – Sunday, 8 a.m.-8 p.m.

Attached are the original staff report and a revision of the draft conditions from prior hearings. If you require additional materials please contact Patricia Lin at (213)974-6443.

FM:PL

Attachments

11/19/01 Staff Report
Revised Draft Conditions



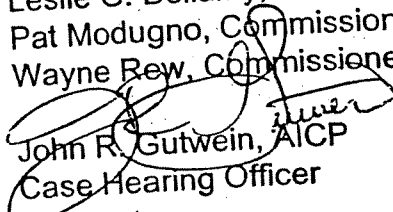
Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



Item #10x

October 17, 2002

TO: Esther L. Valadez, Chair
Harold V. Helsley, Commissioner
Leslie G. Bellamy, Commissioner
Pat Modugno, Commissioner
Wayne Rew, Commissioner

FROM: 
John R. Gutwein, AICP
Case Hearing Officer

SUBJECT: **CONDITIONAL USE PERMIT CASE NO. 01-064-(1)**
October 23, 2002 Regional Planning Commission Meeting
- For Discussion and Possible Action

Conditional Use Permit No. 01-064-(1) is a request to authorize a self-serve automated carwash subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). The applicant is also requesting a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on the 0.44-acre parcel.

This case was previously taken under submission for approval by the Regional Planning Commission on April 3, 2002 contingent upon the receipt and approval of a noise study and landscaping plans. After repeated calls made to the applicant, Zoning Permits staff sent a follow-up letter to the applicant indicating that if a response was not received within a month of receipt of the letter, the case would be scheduled for denial. No response was received in the time period allotted.

Pursuant to Section 22.56.090B of the County Code, this case was subsequently scheduled before me for denial August 20, 2002. However, because the Commission had previously taken action on this case, I have determined that it is more appropriate that the case be referred back to the Commission for denial. Staff requests that this application be DENIED without a public hearing for failure to provide information substantiating the findings as outlined in Section 22.56.090A.

Attachments

5/16/02 Letter sent to the applicant

4/3/02 Staff Report

JG:PH



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



May 16, 2002

A&S Engineering
207 W. Alameda Av., #203
Burbank, CA

**SUBJECT: FINAL REQUEST FOR INFORMATION
CONDITIONAL USE PERMIT CASE NO. 01-064-(1)**

During the last hearing on April 3, 2002, the Regional Planning Commission approved your Conditional Use Permit Case No. 01-064-(1), subject to the receipt of a noise study and landscaping plans. It has been over 30 days since the hearing and no noise study or landscaping plans have been submitted to the Department.

Please be advised that pursuant to Section 22.56.090.B of the Los Angeles County Zoning Code, your application for a Conditional Use Permit will be denied unless you provide the information requested by June 20, 2002.

In the event that you cannot provide the information by the above date, you are requested to submit a letter explaining the reasons why this information was not provided previously and why it cannot be provided by the above date. Your letter will be considered prior to any action.

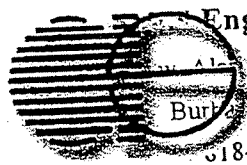
If you have any questions regarding this matter, please contact me at (213) 974-6435, Monday through Thursday, 7:30 a.m. to 6:00 p.m. (Our offices are closed on Fridays).

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Patricia Lin
Principal Regional Planning Assistant
Zoning Permit III Section

PL



Engineering, Inc.

Burbank, Suite no. 203

Burbank, Ca. 91502

818-842-3644

December 5, 2002

ACOUSTICAL ANALYSIS OF THE
EQUILON ENTERPRISES CAR WASH
AT 11347 E WASHINGTON & BROADWAY
LOS ANGELES, CO.

ACOUSTICAL ANALYSIS OF THE
EQUILON ENTERPRISES CAR WASH
AT 6819 CARSON STREET,
IN THE COUNTY OF LOS ANGELES

INTRODUCTION

At the request of COUNTY OF LOS ANGELES, we have performed an acoustical evaluation of the Equilon Enterprises Car Wash proposed for the proposed installation of a dryer within the proposed carwash building, located at 11347 e. Washington Blvd. in Whittier (unincorporated part of Los Angeles County). The principle source of noise to the site will be from vehicular traffic on Washington Blvd. with lesser contributions from Broadway st. The potential noise impact from the project would be generated by the proposed dryer. Currently there are existing residential areas to the south (approximately 40') and west (approximately 160') of the proposed carwash building. The subject site is surrounded by commercial development and the carwash building is shielded by the existing shopping center building, along the easterly property line and exit of the carwash is facing away from the residential properties.

The noise criteria of the COUNTY OF LOS ANGELES states that the exterior noise levels generated by the commercial facility may not exceed 60 decibels (dBA, on the A-weighted scale) at the boundary of the residential zone developments. In our case we are using this criteria, as our guideline to meet at our northerly property line.

The purpose of this report is to evaluate the exterior noise levels generated by the potential noise sources on the project site, and present mitigation measures, where necessary, to reduce the noise impacts to acceptable levels.

ANALYSIS

The current noise impact to the project site was determined by on-site noise measurements. The current noise measurements were made on December 4, 2002. The measurement microphone was positioned at a single location near the north property line (See Figure 2). Measurements were made at microphone heights of 5.5 feet above existing grade of the project area. The measurement microphone of a Bruel & Kjaer 2230 Precision Integrating Sound Level Meter (SLM) was located at

the property line of the proposed car wash location nearest the residential areas to the east (Site 1).

The SLM can provide continuous Equivalent Sound Level (Leq) measurements which are read directly from the display on the meter. At the end of the fifteen-minute sample period. Table 1 below shows the results of the measurements.

December 5, 2002

TABLE 1
Measurement Results, December 4, 2002

Site	Measurement Hour	Measured Leq, dBA	Calculated CNEL, dBA	Measured Lmax	Measured Lmin	Microphone Height, ft.
1	11:05 A.M.	64.3	67.6	80.1	58.9	5

The measured Leq values were taken during busy daytime traffic period. The CNEL calculations are shown in Table 2. The principle sources of the noise to the project site come from vehicular traffic on Washington Blvd. and Broadway Ave.

Project Generated noise

The potential noise impact from the project is expected to come from the operation of the car wash dryer to be located near the exit of the carwash tunnel. The potential noise impact was based upon measurements of a Ryko Manufacturing car wash facility (R7B Wash "Soft Gloss" and Thrust-Pro Dryer with Noise Reduction Package). The measurements of the car wash and dryer unit were made at an existing facility at 24440 Lyons in Santa Clarita. Measurements were made at points all around the stall at 10-foot increments. At each position the loudest levels of the entire cycle will be during the dryer/blower sequence. The highest noise generation in the dryer cycle was the blower start-up. The noise levels stabilize as the car

moves forward in the stall. The dryer duration is about one minute. The wash cycle duration is about 4 minutes.

The developer has indicated that a car wash dryer with the **Noise Reduction Package (NRP)** can be used at this site. Figure 3 show the car wash layout with the NRP.

Measurements of the car wash and dryer noise levels were made with a B & K 2230 Integrating Sound Level Meter. Because of the duration of the dryer cycle, measurements were recorded as Equivalent Sound Level or Leq. The Leq is the energy average of the noise levels over the cycle period.

December 5, 2002

Noise Criteria

The COUNTY OF LOS ANGELES Exterior Noise Standards specifies the projected exterior noise impacts that are not to exceed at the closest residential property lines:

TABLE 3
Exterior Noise Standards

<i>Land Use Zone</i>	<i>Time Period</i>	<i>Maximum Noise Levels (decibels)</i>
Residential	7:00 AM to 10:00 PM	60

Because the hours of the car wash are expected to be open from 7 AM to no later than 10 PM on any given day. For this project the daytime standard of 60 dBA will be used will be used to determine the noise limits for this project. At the north and west side of the project the sound limit will be 58 dBA.

ANALYSIS

For the car wash and Thrust-Pro dryer with Noise Reduction Package the following duration data were gathered. The car wash duration is 3 minutes 15 seconds; then there is a 45 second pause as the brushes move to return to their original location

setting; the instructional lights indicate the car should move forward slowly to exit and the dryer starts for a duration of one minute and 30 seconds. It then takes approximately one minute for the next car in queue to press the code (or insert coin(s)) and move into position in the stall for the next wash/dry cycle. The total time is 6 minutes 30 seconds. Table 4 shows the duration breakdown for each phone, the percentage per hour and number of minutes per hour.

R0-082

December 5, 2002

TABLE 4

Phase	Car Wash/Dry Cycle Duration		
	Duration	Percentage	Minutes/Hour
Input Code/Car			
Moves in Stall	1:00 Min.	15.38	9.22
Car Wash	3:15 Min.	50.0	30.0
Pause	0:45 Min.	11.53	6.9
Dry	1:30 Min.	23.07	13.8
TOTAL	6:30 Min.	100.0	60.0

A representative of Ryko has indicated that during peak usage it would be possible for the car wash to run continuously when there are many cars lined up. Thus, the measured Leq would become the one-hour Leq. To calculate the one-hour average noise level or Leq, as per the standard the following methodology was used. As a worst-case day condition the dryer occurs 13.8 minutes in any hour. Figure 3 shows at 20 feet from the exit the dryer noise is measured to be 78.5 dBA. The car wash noise is 70 dBA for 30 minutes in any one-hour. The one-hour average Leq was computed as follows:

$$\begin{aligned} \text{One Hour} &= 10 \text{ Log } \{ \{ 1078.5/10 \times 13.8 \times 60 + 1070/10 \times 30 \times 60 \} \\ \text{Ave. Leq} &\quad /3600 \} \\ &= 73.4 \text{ dBA @ 20 feet} \end{aligned}$$

Where; 13.8 = No. of min./hr. of dryer noise @ 78.5 dBA
 30.0 = No. of min./hr. of car wash noise @ 70 dBA

60.0 = No. of seconds in one minute
 3600 = No. of seconds in one hour

At night the assumed number cars through the car wash is about one-half as worst-case day condition considered above so that the dryer noise time is 6.9 minutes and the car wash time is 15 minutes. The calculated one hour Leq becomes 70.3 dBA LEQ for nighttime periods. In this way the one-hour Leqs were calculated to the east project site in Table 5.

At the north side residential side the unshielded noise impact at the property line, 10 feet from the 90-degree angle of entrance side of the car wash structure is **60.6 Leq**.

TABLE 5

Projected Car Wash/Dryer Noise Levels

Area	Zone	Ref. Noise Per Fig. 3	Angle deg.	Dist. Feet	Calc. Leq	One-Hour Leq	STD leq
South	Resi. Entr.	60.6@10'	90	10'	58.5	60.6 @ PL	60 Day
West	Resi. Entr.	66.7 @ 50'	180	50'	59.7	57.5 @ PL	60 Day

These values in Table 5 above were used to determine the mitigation measures for the project for daytime and nighttime periods at the property and building lines.

MITIGATION MEASURE

Because the potential noise levels at the south project property line exceed the allowable daytime criteria of 60 dBA, **acoustical shielding is required**. In order to eliminate the impact of this additional sound, we recommend installation of an 7' high wall along the southerly property line, for the full length of the alley. This

proposed wall will reduce the anticipated sound level to 51.6 DBA which will be far less than the allowable county limit.

The projected one-hour average noise levels can meet the exterior noise standard of 60 at the east during daytime hours (7 AM to 10 PM) when shielded.

January 7, 2002

Recommendations

Because the car wash/dryer noise levels do meet the daytime criteria of the City Noise Ordinance at the east project line, the following recommendations are noted.

- **The noise standards can further be met by installation of the Noise Reduction Package (NRP) on the dryer unit, which would reduce the anticipated sound level at the property line by an additional 3-4 dBA.**
- **The car wash DRYER units operating hours should be limited to (7 AM to 10 PM).**
- **Barrier shielding: Construct a new 7' high block wall along the northerly side of the proposed carwash and have it extended 10' beyond the entrance and exit of the carwash.**

With the recommendations described in this report the COUNTY OF LOS ANGELES exterior noise standards will be satisfied.



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 01-064-(1)
CONDITIONAL USE PERMIT
AND ZONE CHANGE

RPC CONSENT DATE October 21, 2003	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATES November 19, 2001, January 9, 2002, April 3, 2002, and October 23, 2002, July 16, 2003	

APPLICANT Equilon Enterprises LLC		OWNER -same-		REPRESENTATIVE A&S Engineering	
REQUEST Conditional Use Permit: To authorize the construction, operation and maintenance of a self-serve automated carwash subject to a change of zone to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program). Zone Change: To authorize a zone change from C-2-BE (Neighborhood Business, Billboard Exclusion) to C-3-BE-DP (Unlimited Commercial, Billboard Exclusion, Development Program) or such other zone deemed appropriate by the Regional Planning Commission on a 0.44-acre parcel.					
LOCATION/ADDRESS 11347 E. Washington Blvd. ACCESS Access to the property is from Broadway Ave. and Washington Blvd.			ZONED DISTRICT Whittier Downs		
			COMMUNITY Whittier		
			EXISTING ZONING C-2-BE		
SIZE 40.44 acres	EXISTING LAND USE Gas Station		SHAPE Rectangular	TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING North: Single-family residence/R-1			East: Restaurant/C-2-BE		
South: Retail shops/City of Santa Fe Spring			West: Retail/C-2-BE and R-3		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Countywide	Commercial (C)		N/A	See Staff Analysis	
Antelope Valley Areawide General Plan	_____		_____	_____	
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The site plan depicts the 0.44-acre subject parcel developed with an existing gas station which includes an 800 sq. ft. foodmart. The proposed 756-sq. ft. car wash is located north of the foodmart aligning the northern property boundary of the parcel. The site map also depicts eight new parking spaces spread out across different parts of the parcel – two 10-ft. x 26-ft. parking spaces just south of the carwash; three 9-ft. x 18-ft. parking spaces in the southwest corner of the parcel; and two more 9-ft. x 18-ft. parking spaces on the east side of the parcel. There are four driveways shown to access the parcel – two from Washington Blvd., and two from Broadway Ave.					
KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040 and 22.56.195 of Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.Satisfaction of Section 22.40.050, Title 22 of the Los Angeles County Code required submittals for the development program zone. <p style="text-align: right;"><i>(If more space is required, use opposite side)</i></p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON PAT HACHIYA		
RPC HEARING DATE(S) NOVEMBER 19, 2001, JANUARY 9, 2002, APRIL 3, 2002, AND OCTOBER 23, 2002, JULY 16, 2003	RPC ACTION DATE OCTOBER 21, 2003	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE HELSLEY, BELLAMY, VALADEZ, MODUGNO, REW	MEMBERS VOTING NO NONE	MEMBERS ABSTAINING NONE
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) NONE (F) (1)	PETITIONS (O) NONE (F) NONE	LETTERS (O) NONE (F) NONE

*(O) = Opponents (F) = In Favor